

FALL 2009

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Anaheim, CA

Arrowhead Trends

THE SILVER LINING OF LAKE ARROWHEAD

Bob & Patsy Bailey

YOUR EXPERT SOURCE FOR ARROWHEAD WOODS REAL ESTATE VALUES

2004 TO 2009 IS A RAINBOW, NOT A BUBBLE. PRICES IN 2009 RETURN TO 2004 VALUES.

As sales and prices firm and turn up, we can say mountain real estate is now in the first stages of recovery. We are back to 2004 with bottomed out prices. Home sales next year, 2010, are not likely to match the 799 sales of 2004 but any number higher than 400 home sales during 2010 will be an affirmation and an important step to a stable, attractively priced Lake Arrowhead Woods market.

The rainbow is bright on both ends. Folks who purchased their home in the years and decades before 2004 are to be congratulated for holding tight and weathering the storm. From 2004 to the end of 2009, over 2700 homes changed owners; 1870 homes sold as the market rose and 830 homes sold as prices slid. All purchasers of an Arrowhead home will be enjoying fun times, family and friends, togetherness, a joyful getaway and a good investment if you stay for years.

Sad perhaps, are some of the 830 sellers in the down market of 2007 into 2009. In particular, those who purchased their home in the upside and sold in the downside for a lower price. But, each seller is matched by a smiling new homeowner in our mountain paradise.

